Information for File 2005-1279-JJY

Project Name: Medina Retail Site (Target Store)

Applicant: Ryan Companies US, Inc. (Richard Koppy), 50 South Tenth Street, Suite 300, Minneapolis, MN 55403-2012, 612-492-4000

Agent: GME Consultants, Inc. (Aaron D. Brewer) 14000 21st Avenue North, Plymouth, MN 55447, 763-559-1859

Corps Contact: Joe Yanta, Regulatory Branch, Corps of Engineers, 190 East Fifth Street, St. Paul, MN 55101-1638, 651-290-5362

E-Mail: joseph.j.yanta@mvp02.usace.army.mil

Primary City/County/State: City of Medina, Hennepin County, Minnesota

Section/Township/Range: Section 12, T. 118 N., R. 23 W.

UTM Coordinates: East 458050, North 4988175

Decimal Degrees: Latitude 45.04579, Longitude -93.53268

Information Complete On: March 10, 2005

Posting Expires On: April 9, 2005

Authorization Type: LOP B

Project: The Medina Retail site development is a 30-acre site that is proposed to include a Target retail store, accompanying outlots, and infrastructure that would include streets, parking lots, landscaping, and other features north of Trunk Highway 55 and County Road 101. The applicant proposes to fill/excavate 0.33 acre of partly drained, primarily shallow marsh wetland, dominated by reed canary grass and cattail, with some fringe areas dominated by black willow and to restore hydrology to the remaining wetland on the site by plugging the ditch that drains the wetland. The ditch is part of a system that flows into Elm Creek, a tributary of the Mississippi River.

Historically, the wetland was probably larger and wetter. However, the ditch drained most of this wetland, although not enough to convert it to nonwetland.

Avoiding the wetland is not feasible, and perhaps not preferable, considering its present drained condition (some fill is necessary to place a ditch plug). Most of the wetland impact is at the southern end, for a road crossing/ditch plug and for storm water pond construction. The applicant has provided a more detailed discussion of the avoidance-minimization-mitigation sequencing analysis with the application.

As compensatory mitigation for the proposed impact, the applicant proposes to restore hydrology, through a ditch plug, to 2.39 acres of on-site wetland, controlling reed canary grass in this wetland and planting native species, and creating 2.66 acres of upland buffer (also to be planted with native species). Because the wetland slopes several feet from the north to the south, it appears about half of the restored wetland would actually be inundated with at least a few inches of water, with a small area having 2 feet of more of additional water, so the actual area of fill and inundation would fall below the 2-acre LOP impact threshold.

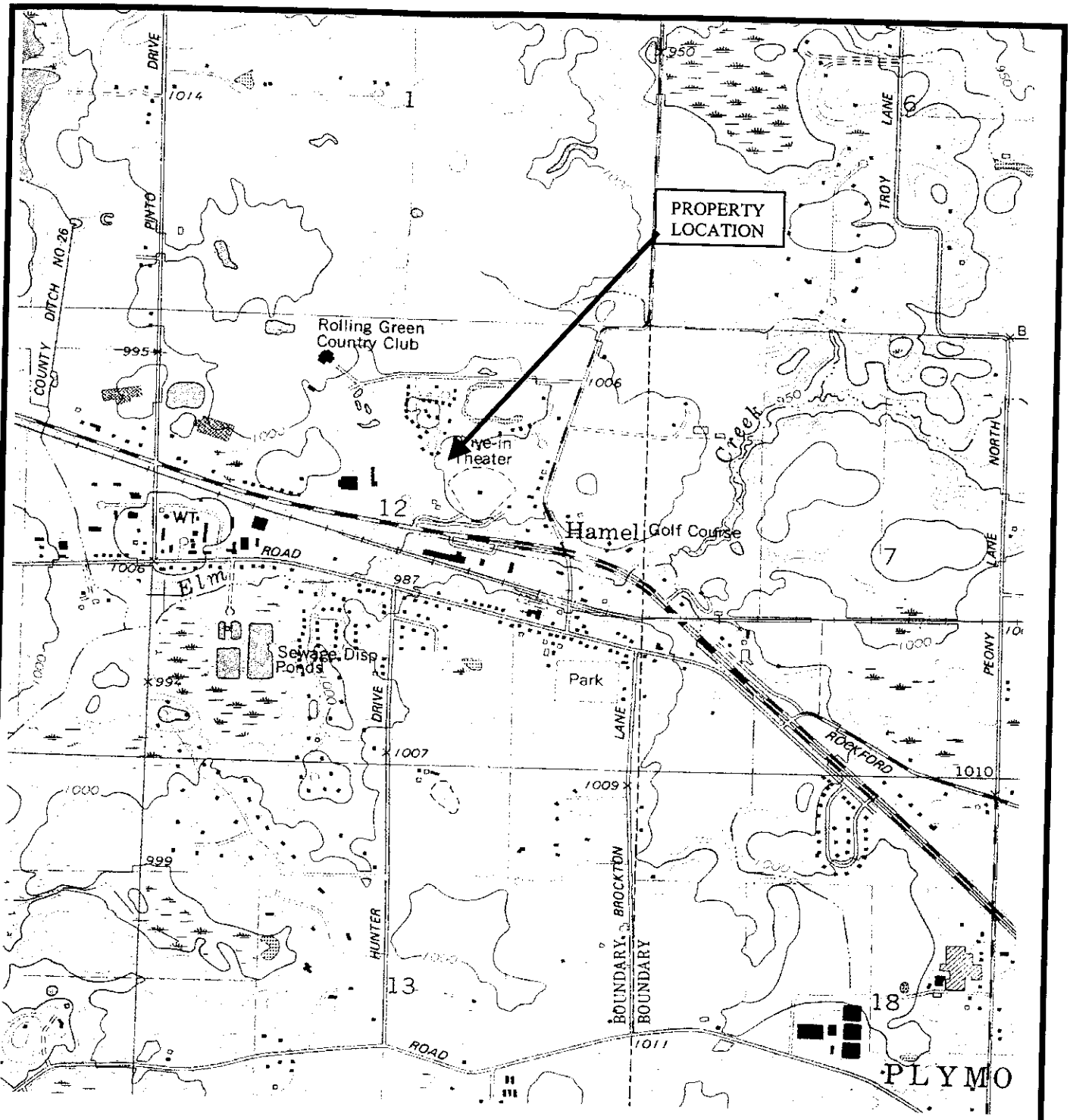
However, eliminating the drainage effect of the ditch, removing reed canary grass, and planting native species slow overland and subsurface drainage and should benefit the entire wetland on site.

The restoration should also expand the existing slightly, although this expansion has not been calculated and is combined with the upland buffer area. The restored wetland should provide greater values and functions than the existing wetland. The restored wetland, upland buffer, and the stormwater ponds facilities should help protect water quality in the wetlands and downstream waters.

Much of the proposed mitigation could be considered in-kind, and all of the mitigation would be on site. It would be constructed concurrent with (not in advance of) project construction, so that there would be some temporal losses of wetland habitat and other functions.

The restored wetland would develop some areas of deep marsh (probably less than 0.5 acre), primarily in the southern portion; and some of the northern portion of the wetland that is a degraded reed canary grass meadow/marsh would evolve into more of a marsh. If the restored wetlands and the upland buffer are each credited at 25 percent, the proposed mitigation package would provide the equivalent of 1.2675 acres of wetland credit. If the proposed project uses 0.495 acre of wetland credit (at a 1.5 to 1 ratio), the proposal would leave an excess of 0.7725 wetland credits. The applicant is considering banking these credits, although the Corps has not reviewed a formal banking proposal yet. (Credit might be applied at different ratios under the State Wetland Conservation Act.)

Drawings: See the enclosed maps and plans for more information.



*TAKEN FROM THE USGS 7.5 MINUTE HAMEL QUADRANGLE MAP

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FIGURE 1: SITE LOCATOR MAP

MEDINA RETAIL SITE
MEDINA, MINNESOTA

ADB	ADB	JAN-05	GME Project No. 10392-B

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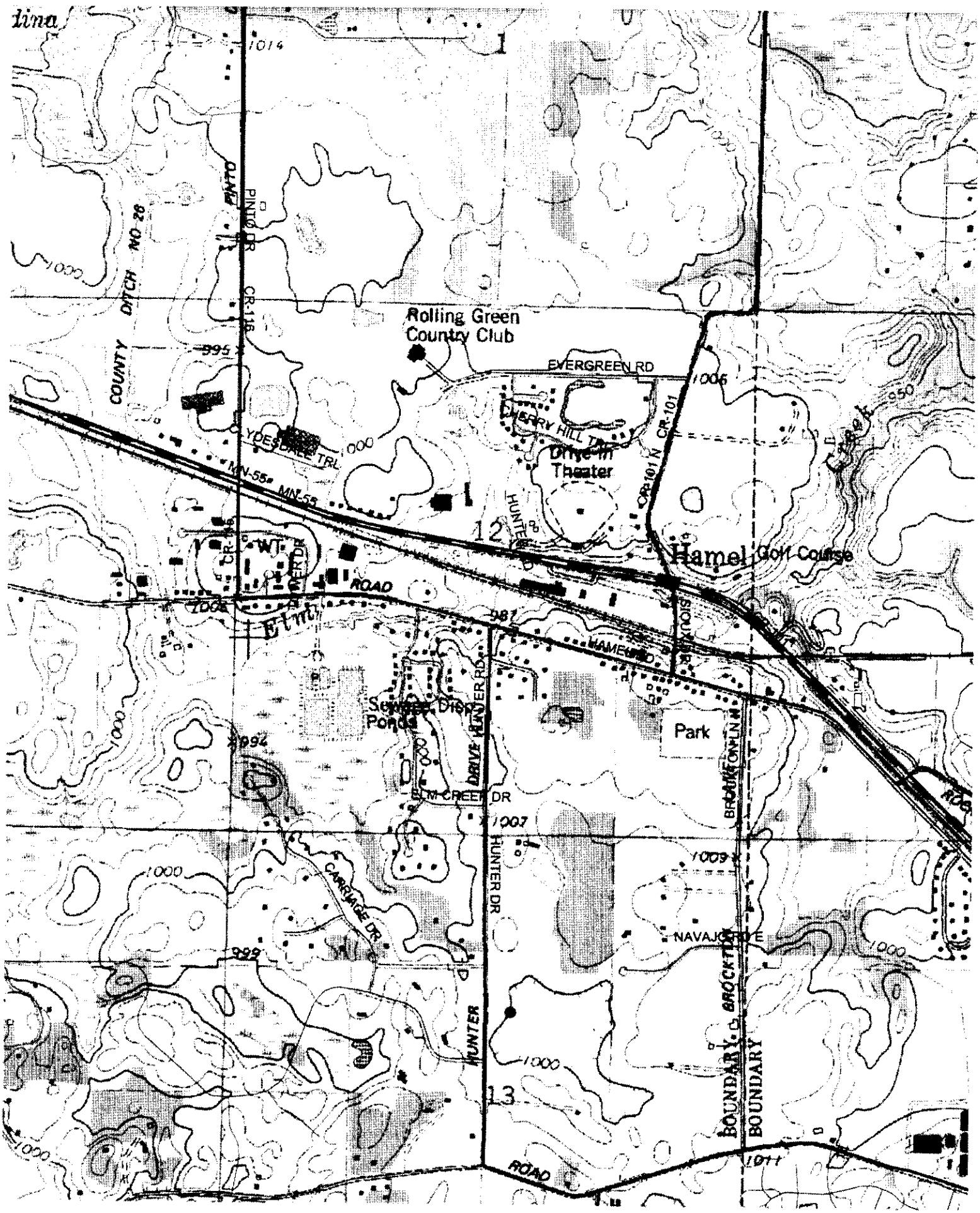

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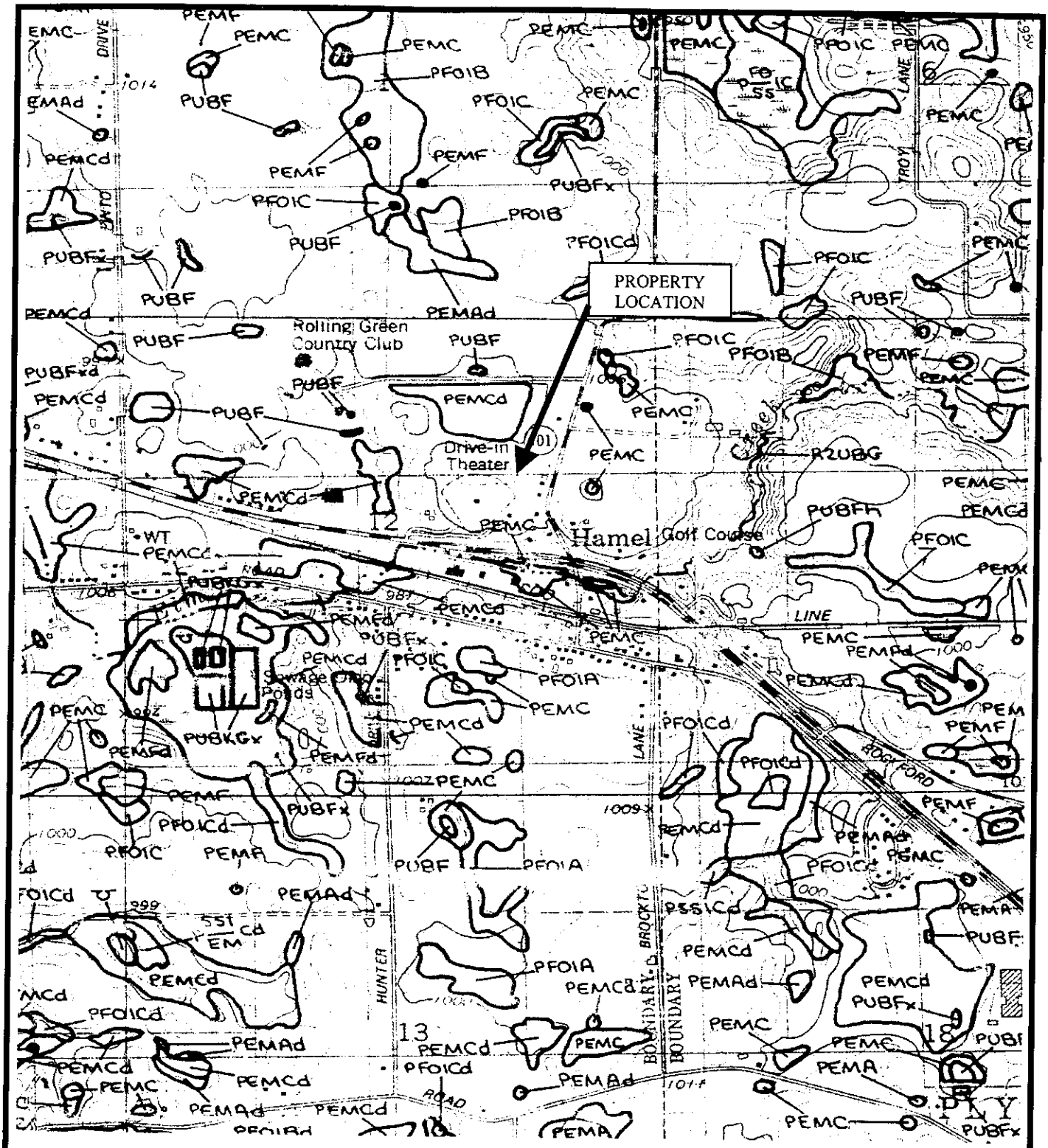

*MAP TAKEN FROM THE HAMEL QUADRANGLE NATIONAL WETLAND INVENTORY MAP

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FIGURE 2: NWI MAP

MEDINA RETAIL SITE
MEDINA, MINNESOTA

ADB	ADB	JAN-05	GME Project No. 10392-B

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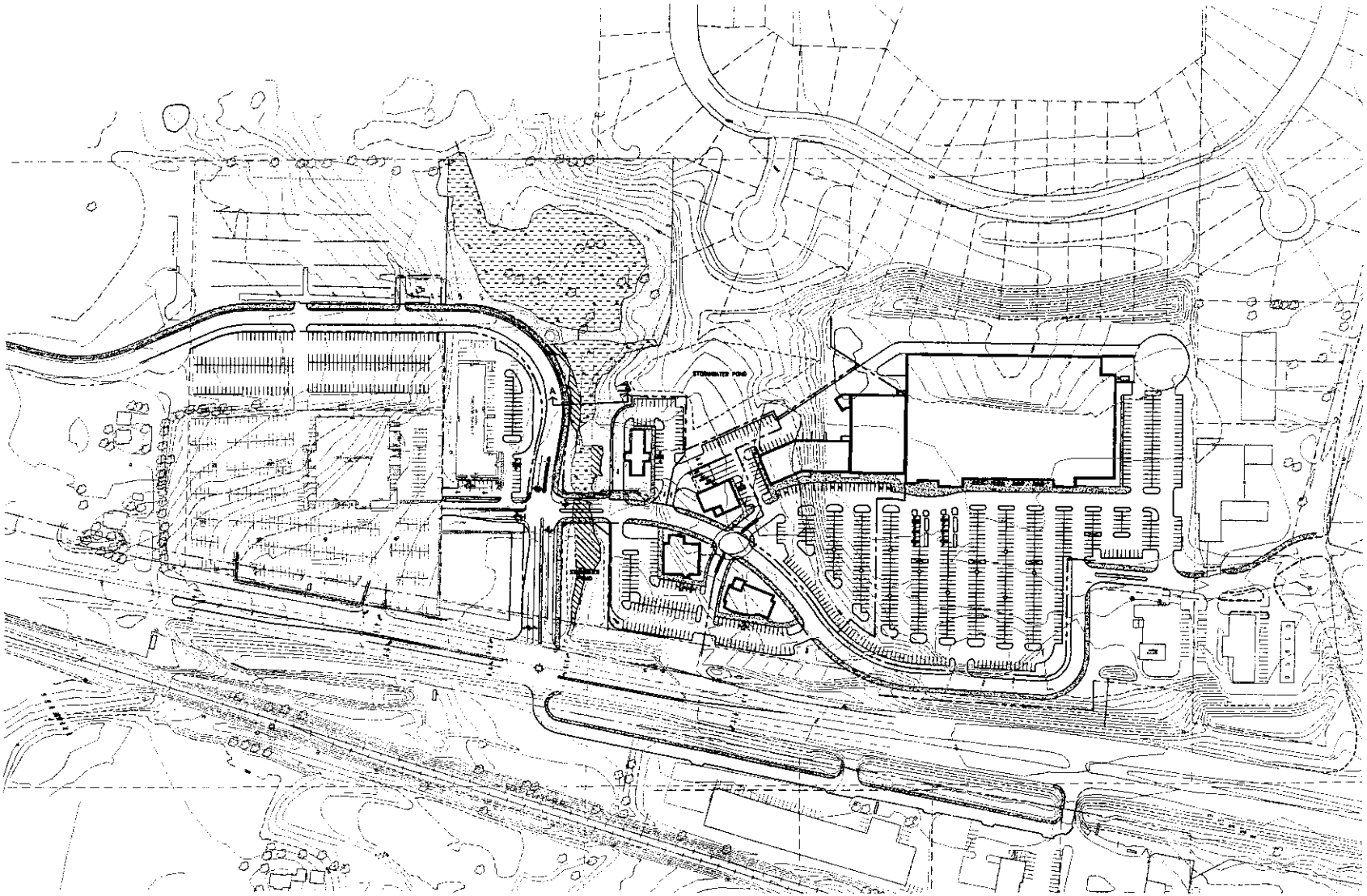

GENERAL NOTES:

EXISTING TOPOGRAPHY FROM AERIAL SURVEY

EXISTING WETLANDS ARE APPROXIMATE LOCATIONS BY GMC CONSULTANTS, INC.

EXISTING BOUNDARY SURVEY PREPARED BY WESTWOOD PROFESSIONAL SERVICES, INC.

MITIGATION SUMMARY

TOTAL WETLAND AREA TO BE FILLED	0.33 ACRES
REQUIRED WETLAND MITIGATION (AT 2:1)	0.66 ACRES
WETLAND MITIGATION CREDIT FOR WETLAND IMPROVEMENT	0.69 ACRES
WETLAND UPLAND BUFFER	1.66 ACRES
TOTAL WETLAND MITIGATION PROVIDED	2.35 ACRES

LEGEND

EXISTING CONTOUR

WETLAND TO BE FILLED

EXISTING WETLAND TO REMAIN

PROPOSED WETLAND UPLAND BUFFER

N

0 90 180
SCALE IN FEET

See 5 of 6 for an enlargement and 6 of 6 for grading details.

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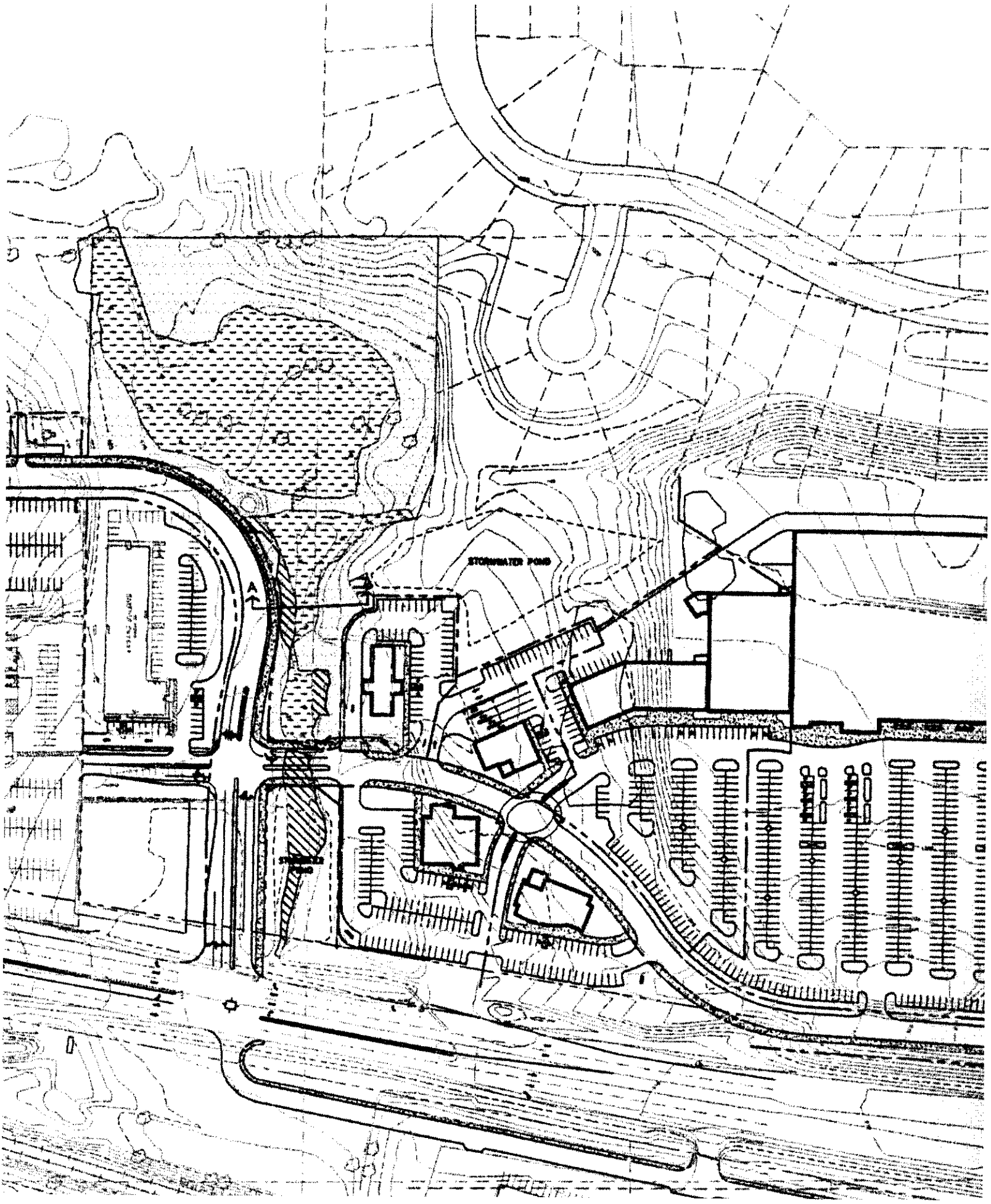

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